



TO LET

19 Progress Way

Croydon

Surrey

CR0 4XD

Detached Business Unit  
With Substantial Yard

Approx. 13,744 Sq Ft





## Location

Progress Way is situated to the west of Croydon town centre in an established industrial location. The A23 Purley Way provides good road access into central London, with the M25 junction 6 approximately 8 miles to the south.

The property is located on the western side of Progress Way between its junctions with Commerce Way to the south and Beddington Farm Road to the north and lying a short distance to the west of Purley Way (A23 Trunk Road). Many national retailers are located on Purley Way including Sainsbury's, Decathlon and TK Maxx.

Numerous bus routes operate in the area and West Croydon Station is less than a mile from the property, providing London Overground, Southern Railway and Tramlink services. The fastest journey times to London Bridge and London Victoria stations are 18 and 31 minutes respectively.

## Description

The building occupies a rectangular site having a frontage of approximately 102ft and an estimated depth of approximately 197ft. The building comprises a detached warehouse lying to the rear of the site with a concrete hardstanding to the front of full width and a depth of around 56ft. This concrete hardstanding and the building behind is secured by means of palisade security fencing and gates separating the site from the highway.

The front of the building is brick faced and provides four grade level loading doors.

The property is of steel portal frame construction in two bays, providing a clear height of approximately 20ft to underside of haunch and 25ft to apex. There are brick walls to approximately 8ft with fireproof sheeting above. The roof consists of interlocking corrugated cement asbestos sheets and is lined internally.

The offices are arranged over ground and first floors. They are double glazed and have central heating. WCs are also provided at each level.



## Property Use

The property was last used as a warehouse. However, the prospective tenants must make their own enquires of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contact.

## Business Rates

The property is entered in the 2017 Rating List with a Rateable Value of £146,000. However, interested parties should make their own enquiries of the local authority.

## Accommodation

The Gross Internal Floor (GIA) areas are approximately as follows:

Ground Floor	13,113 Sq Ft
First Floor	631 Sq Ft
<b>Total</b>	<b>13,744 Sq Ft</b>

## Terms

The premises is available on a new FR&I lease for a period to be agreed.

## Rent

£245,000 per annum exclusive.

## VAT

VAT will be applicable.

## EPC

The EPC for the property has a D rating.

## Legal Costs

Each party is to be responsible for their own legal fees.

## Viewings

Strictly by prior arrangement with the sole agents  
Hindwoods 0208 858 9303

## Kevin Bright

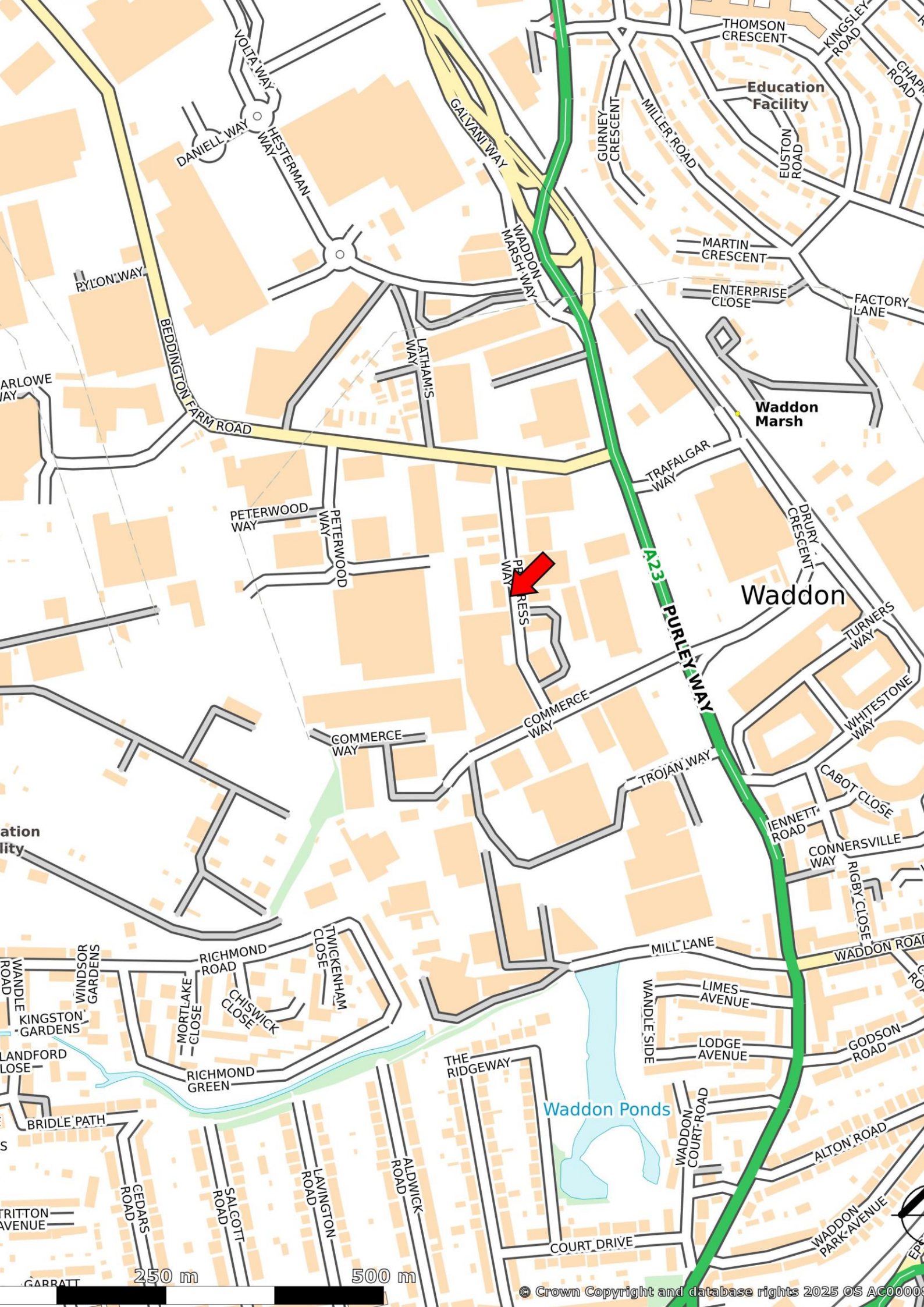
[K.Bright@hindwoods.co.uk](mailto:K.Bright@hindwoods.co.uk)

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Education Facility

Waddon Marsh

Waddon

Waddon Ponds

250 m

500 m